

**INCLUSIONARY HOUSING PROGRAM  
PERMIT PROGRESS SUMMARY**

PHAC UPDATE- October 2020

	<u>Grand Totals</u>				<u>PHB Projects (Direct funds)</u>			<u>Private Development</u>			
	All Projects Total	Rental	Homeownership	Other/ Undetermined	Total PHB Projects	PHB Rental	PHB Homeownership	Total Private Projects	Private Rental	Private Homeownership	Other/ Undetermined
<b>Units</b>	7497	7236	232	29	1370	1306	64	6127	5930	168	29
<b>Permit Applications</b>	123	114	6	3	18	17	1	105	97	5	3

** Grand Total # of IH Units	944	<b>Inclusionary Housing Units Summary</b>					Total Projects using Reconfiguration	18
Total		Studio	1BR	2BR	3BR	4BR		
<b>RENTAL:</b>	876	345	292	109	65	5		
<b>HOMEOWNERSHIP:</b>	37	3	12	15	6	1		

Affordability Levels	Total IH Rental Units	Total IH Homeownership Units	Total
30% MFI	0	0	0
60% MFI	545	5	550
80% MFI	331	32	363

\* Please note: Three private-market development projects have yet to submit their intake form (which identifies the total number of units required based on the option selected) which accounts for a projected minimum of 7 IH Units not accounted for in the total. PHB staff cannot confirm totals of units by type or affordability levels for any projects that have not submitted an Intake Form. These calculations do not take into account minimum if using reconfiguration, which would be lower in total but increase the number of family type units. In addition, one PHB Project reduced the number of units they were voluntarily opting into IH, reducing the total number of IH Units by 18.

\*\* In addition, there is one placeholder property for future development in a Planned Development that has chosen On-Site Consolidation of its IH Units for the Site. The Consolidated Building is planned to be built first and will be followed by the Transferring Buildings. It's projected total IH Units are reflected in the grand totals but not elsewhere, totaling 31 IH Units.

<b>PHB Approved Permit vs. Pending</b>	Total	Studio	1BR	2BR	3BR	4BR
Total IH Rental Units Approved	600	263	227	66	43	1
Total IH Rental Units Pending	276	82	65	43	22	4
Total IH Rental Units On Market	143	75	44	18	5	1
Total IH Homeownership Units Approved	7	0	0	3	3	1
Total IH Homeownership Units Pending	30	3	12	12	3	0
Total IH Homeownership Units On Market	2	0	0	0	1	1

<b>Voluntary IH Projects</b>	
Total Voluntary IH Permit Applications	29
Total Previously Vested Permit Applications	6
Under 20 Units	23

<b>Fee-In Lieu</b>	
Total Voluntary Projects paying FAR Bonus Fee-in Lieu (\$24/gsf)	12
Total Subject Projects Paying Fee-in-Lieu (based on Zone and base FAR)	1

	Permit Applications under IH	New Residential Units	IH Units Confirmed	*Projected Minimum IH Units (Includes minimum from projects that have not selected an IH Option)
<b>Combined Total</b>	123	7497	944	951
<b>PHB Project</b>	18	1370	121	121
<b>Private Development</b>	105	6127	792	799

** By Plan District	Total Buildings	Using Reconfiguration	Total IH Units	Total IH Units @ 80% MFI	Total IH Units @ 60% MFI
Central City	8	4	80	28	52
Gateway	2	0	31	15	16
Other	114	14	833	320	482